018.0	0002	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	925,200 / 925,200
					USE VALUE:	925,200 / 925,200
					ASSESSED:	925,200 / 925,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		ELIOT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GUINEY KEVIN/SHANNON
Owner 2:	
Owner 3:	
Street 1:	19 ELIOT ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MCKILLOP ALEXANDER & ANN D -
Owner 2:	-
Street 1:	19 ELIOT ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 1790 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5400.000	430,500		494,700	925,200
Total Card	0.124	430,500		494,700	925,200
Total Parcel	0.124	430,500		494,700	925,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 516.93 | /Parcel: 516.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 12569

GIS Ref

GIS Ref

Insp Date 10/12/99

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 018.0-0002-0012.0

!1504!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	430,500	0	5,400.	494,700	925,200	925,200	Year End Roll	12/18/2019
2019	101	FV	345,200	0	5,400.	640,200	985,400	985,400	Year End Roll	1/3/2019
2018	101	FV	345,200	0	5,400.	407,400	752,600	752,600	Year End Roll	12/20/2017
2017	101	FV	345,200	0	5,400.	372,500	717,700	717,700	Year End Roll	1/3/2017
2016	101	FV	345,200	0	5,400.	302,600	647,800	647,800	Year End	1/4/2016
2015	101	FV	265,700	0	5,400.	302,600	568,300	568,300	Year End Roll	12/11/2014
2014	101	FV	265,700	0	5,400.	275,900	541,600	541,600	Year End Roll	12/16/2013
2013	101	FV	265,700	0	5,400.	262,500	528,200	528,200		12/13/2012

PRINT

Date	Time
12/10/20	17:05:18

LAST REV

Date	Time
06/01/16	09:11:23
ekelly	
1504	

USER DEFINED

Prior Id # 1:	12569
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCKILLOP ALEXAN	1278-17		12/4/2003		518,000	No	No		
HALLICE FRANCIS	1170-177		5/2/1997		285,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/1/2014	1633	Solar Pa	18,468					Install solar pane
5/21/2014	505	Addition	281,950					
12/5/2011	1579	Manual	9,000	C				renovate bedroom &
11/19/2009	1173	Manual	5,300					
8/14/2008	928	Redo Bat	6,000	C				
4/15/1998	223		25,000	C				ADD RM OVER GAR +P

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2015	Permit Insp	PC	PHIL C
6/19/2014	Info Fm Prmt	PC	PHIL C
6/15/2004	MLS	HC	Helen Chinal
10/27/2000	Hearing N/C	189	PATRIOT
10/12/1999	Meas/Inspect	243	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	85.	1.08	2									494,701						494,700	

Total AC/HA: 0.12397 | Total SF/SM: 5400 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 494,701 | Spl Credit | Total: 494,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	3 - Aluminum	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	2014
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	0	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	1.8	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		1.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.32698250
Const Adj.:	0.99989998
Adj $ / SQ:	165.856
Other Features:	84378
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	438435
Depreciation:	7892
Depreciated Total:	430543

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

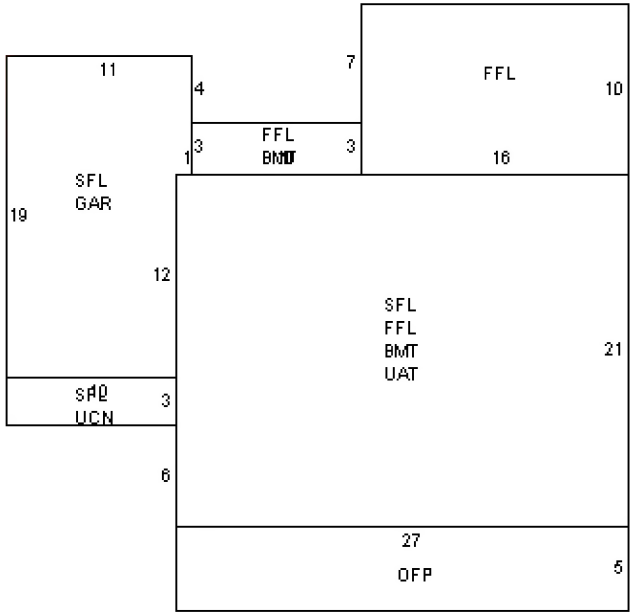
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	182.44
Special Features:	0	Val/Su Net:	162.33
Final Total:	430500	Val/Su SzAd	277.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	794	165.860	131,690
FFL	First Floor	757	165.860	125,553
BMT	Basement	597	62.690	37,428
GAR	Garage	197	27.690	5,454
UAT	Upper Attic	142	66.340	9,404
OFP	Open Porch	135	28.720	3,877
UCN	Canopy	30	26.400	792
	Net Sketched Area:	2,652	Total:	314,198
Size Ad	1551	Gross Are	3077	FinArea 1790

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1960	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	